044.A	0001	0179.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	606,300	/	606,300
USE VALUE:	606,300	/	606,300
ASSESSED:	606,300	/	606,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
179		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	WILLENSON DANIEL & LINDSAY
Owner 2:	
Owner 3:	
Street 1:	179 FRANKLIN ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BERS JOSHUA -
Owner 2:	-
Street 1:	179 FRANKLIN ST UNIT 2
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Asbestos Exterior and 1855 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	603,200	3,100		606,300
Total Card	0.000	603,200	3,100		606,300
Total Parcel	0.000	603,200	3,100		606,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 326.85 | /Parcel: 326.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 312576
GIS Ref
GIS Ref
Insp Date: 07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 044.A-0001-0179.2

!15830!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	594,100	3100	.		597,200	597,200	Year End Roll	12/18/2019
2019	102	FV	551,600	3100	.		554,700	554,700	Year End Roll	1/3/2019
2018	102	FV	457,500	3100	.		460,600	460,600	Year End Roll	12/20/2017
2017	102	FV	417,200	3100	.		420,300	420,300	Year End Roll	1/3/2017
2016	102	FV	417,400	3100	.		420,500	420,500	Year End	1/4/2016
2015	102	FV	385,700	3100	.		388,800	388,800	Year End Roll	12/11/2014
2014	102	FV	368,000	3100	.		371,100	371,100	Year End Roll	12/16/2013
2013	102	FV	372,700	3100	.		375,800	375,800		12/13/2012

PRINT

Date	Time
12/11/20	05:30:24

LAST REV

Date	Time
07/12/18	08:46:01
danam	

USER DEFINED

Prior Id # 1:	31085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15830

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERS JOSHUA,	69487-428		6/23/2017		639,000	No	No		
DONNELLY JASON	58551-223		2/24/2012		384,000	No	No		
MARTIN MATTHEW	55255-586		8/27/2010		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
2/7/2018	SQ Returned	EMK	Ellen K
8/20/2013	Info Fm Plan	BR	B Rossignol
5/24/2012	MLS	EMK	Ellen K
2/17/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8209																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	55.000000000
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.21603775
Const Adj.:	0.93100190
Adj $ / SQ:	333.979
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.17999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	819547
Depreciation:	216361
Depreciated Total:	603187

COMMENTS

GLA=1855 SFT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	394.10
Special Features:	0	Val/Su Net:	325.18
Final Total:	603200	Val/Su SzAd	325.18

SKETCH

UnSketched SubAreas:
GLA: 1855,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,855	333.980	619,532

Net Sketched Area:	1,855			Total:	619,532
Size Ad	1855	Gross Are	1855	FinArea	1855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X20	A	AV	1924	28.89	T	40	102			3,100			3,100

More:	N	Total Yard Items:	3,100	Total Special Featues:	Total: 3,100

PARCEL ID

044.A-0001-0179.2

IMAGE

AssessPro Patriot Properties, Inc